

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

**COMMENTS FROM ENGINEERING WILL BE
AVAILABLE AT THE DRC MEETING**

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Ben-Air, Inc.

Case #: 103-R-01

Date: 9-25-01

Comments:

- 1) NFPA 409 should be considered prior to permit phase. Building structure requires rating.
- 2) Flow test required.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Ben-Air, Inc.

Case #: 103-R-01

Date: September 25, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Ben-Air, Inc.

Case #: 103-R-01

Date: 9/25/01

Comments:

1. Verify the vehicular use area calculations. It appears that there is more than the 24,467 sq. ft. shown (perhaps as much as 30,000 square ft.) The tree count is based on this number. There are obvious deficiencies in the required tree species mix and tree count. Provide standard calculation list (available upon request). Revise plan as required. Of course, this project is subject to any requirements of the F.A.A.
2. Show required curbing and wheelstops. The nose of peninsula tree islands requires curbing, and all landscape areas are to be protected from vehicular encroachment.
3. Show the fence and the required landscape, which is continuous planting on the street side of the fence to include one tree per 20'.
4. Add rain sensor requirement to irrigation note.
5. Verify that all existing trees are shown. All Tree Preservation Ordinance requirements apply.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
7. Signoff plan to contain the name and seal of the Landscape Architect who prepared the plan.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Ben Air, Inc

Case #: 103-R-01

Date: September 25, 2001

Comments:

1. This is a new use and must meet all current code requirements.
2. Discuss parking calculations with Zoning Rep., it does not appear that parking has been provided for all the square footage of the office building.
3. Discuss requirements for dead end parking facilities with the Engineering Rep.
4. The Land Use is incorrectly shown as GAA, the correct designation is Transportation.
5. Show the location of all doors and pedestrian walkways on the site plan.
6. Provide better articulation of the main entry by providing an entrance canopy or similar treatment.
7. The proposed chain link fence must be the vinyl coated variety.
8. Label the elevations North, South, East, and West, not right or left.
9. Additional comments may be forthcoming at the DRC Meeting.

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Division: Police

Member: Det.C. Cleary- Robitaille

Project Name: Ben-Air, Inc.

Case #: 103-R-01

Date: 9-25-01

Comments:

First floor glass should be protected with impact resistant materials.

Office building and hangar entrances should be protected with a perimeter alarm system.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Ben-Air, Inc.

Case #: 103-R-01

Date: 9/25/01

Comments:

1. FAA and Airport Managers Office review and approval required prior to final DRC review.
2. Provide parking geometrics in accordance with section 47-20.11.
3. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review. Provide light pole fixture details and height.
4. Parking data as provide is incorrect in accordance with section 47-20.2 Table 1 Parking and Loading Zone Requirements.
5. Indicate fence setbacks on site plan from property line. Vinyl coated fence required. In accordance with section 47-19.5.D.5 fences located five (5) feet or less from a street, the side facing the street shall include columns with horizontal banding or other decorative treatments such as knee walls or fence material a intervals of no more than twice the height of the fence.
6. Label elevations north, south, east, and west.
7. Provide building height from grade as defined in section 47-2.
8. Additional comments maybe forthcoming at DRC meeting.